



After recording return to:
Adam Garrett Mathewson and Kayla
Mae Mathewson
34538 Castle Drive
Chiloquin, OR 97624

Until a change is requested all tax
statements shall be sent to the
following address:
Adam Garrett Mathewson and Kayla
Mae Mathewson
34538 Castle Drive
Chiloquin, OR 97624

File No.: 7161-4246616 (SA)
Date: March 04, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

James Daniel Baker and Brittany Kay Baker, as tenants by the entirety, Grantor, conveys and warrants to **Adam Garrett Mathewson and Kayla Mae Mathewson as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 9, PINE MEADOW VILLAGE PHASE 1, Tract 1281, according to the Official Plat thereof on file in the Office of the county clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$420,000.00**. (Here comply with requirements of ORS 93.030)

APN: R892942

Statutory Warranty Deed
- continued

File No.: **7161-4246616 (SA)**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

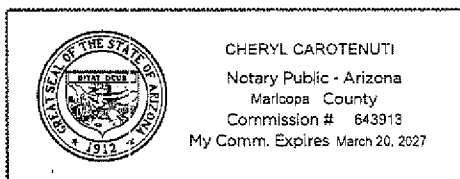
Dated this 4th day of April, 2025

James Daniel Baker
James Daniel Baker

Brittany Kay Baker
Brittany Kay Baker

STATE OF Arizona)
)ss.
County of Maricopa)

This instrument was acknowledged before me on this 4th day of April, 2025
by **James Daniel Baker and Brittany Kay Baker**.



Notary Public for Arizona
My commission expires: 03/20/2027

Notarized remotely online using communication technology via Proof.